

DOYLESTOWN TOWNSHIP MUNICIPAL AUTHORITY
Minutes of Meeting
August 20, 2015

A meeting of the Doylestown Township Municipal Authority was held at 4:00 p.m. on Thursday, August 20, 2015 in the Township Building with the following members in attendance: Ronald C. May, Chairman; C. Edward Hege, Vice-Chairman; Edward Harvey, Treasurer; Richard A. Bach, Secretary and Frank LaRosa, Assistant Secretary/Treasurer. Also present at the meeting was Richard E. John, Executive Director; Richard D. Magee, Municipal Authority Solicitor; Alfred S. Ciottoni, Municipal Authority Engineer; Rick Collelo, Board of Supervisors Liaison to the Doylestown Township Municipal Authority; Kenneth Wallace, Finance Director and Koun Lim, Senior Accountant. Scott Miele, Water Superintendent was also present.

ACTION ITEMS

MINUTES APPROVAL: July 16, 2015

Upon a motion by Mr. LaRosa, seconded by Mr. Hege, and unanimously approved by the Authority, the Minutes of the July 16, 2015 meeting were approved as submitted.

BILL'S LIST: August 20, 2015

Mr. Hege made a motion to approve the July 16, 2015 Bills List as follows: General Fund in the amount of \$27,310.84; Developers Escrow Fund in the amount of \$54,805.27; the Debt Service Reserve Fund in the amount of \$-0-; Repair and Replacement Fund in the amount of \$8,469.55; Capital Improvement Fund in the amount of \$61,408.55; the Prepaid Invoices in the amount of \$39,560.29 and the Prepaid ACH Credit Invoices in the amount of \$1,281.35; and Transfers To Doylestown Township in the amount of \$ 152,325.92 and DTMA inter-fund transfer in the amount of \$286,650.00 for a total transfer of \$ 438,975.92. Mr. LaRosa seconded the motion and the motion was unanimously approved by the Authority.

TREASURER'S REPORT: August 20, 2015

Mr. Bach made a motion to approve acceptance of the August 20, 2015 Treasurer's Report as submitted. Mr. Hege seconded the motion and the motion was unanimously approved by the Authority.

HALLMARK HOMES-SERENDIPITY FARMS, LLC - REQUEST FOR RELEASE #1

Mr. Hege made a motion for approval to release from Hallmark Homes-Serendipity Farms, LLC cash escrow in the amount of \$46,708.00 as recommended by the Authority Engineer in his letter dated July 27, 2015.

Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

HALLMARK HOMES-SERENDIPITY FARMS, LLC - REQUEST FOR RELEASE #2

Mr. Hege made a motion for approval to release from Hallmark Homes-Serendipity Farms, LLC cash escrow in the amount of \$ 8,064.00 as recommended by the Authority Engineer in his letter dated August 10, 2015. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

HIDDEN MEADOWS - DEVELOPER, ESCROW and PROFESSIONAL SERVICE AGREEMENTS

Upon a review by the Authority Solicitor, Mr. Richard Magee, Mr. Hege made a motion of approval for officers to execute the Developer, Escrow and Professional Services agreements for Hidden Meadows. Mr. Harvey seconded the motion and the motion was unanimously approved by the Authority.

AUTOLAND NORTH, LLP - DEVELOPER, ESCROW and PROFESSIONAL SERVICE AGREEMENTS

Upon a review by the Authority Solicitor, Mr. Richard Magee, Mr. Hege made a motion of conditional approval for officers to execute the Developer, Escrow and Professional Services agreements for Autoland North, LLP pending the Solicitor's final review approval. Mr. LaRosa seconded the motion and the motion was unanimously approved by the Authority.

AUDIT REVIEW and ADOPTION FOR 2013/2014

Upon a review by the Finance Director, Mr. Kenneth Wallace, Mr. Hege made a motion to approve acceptance of the 2013/2014 Doylestown Township Municipal authority Audit as completed by Major and Mastro, LLC. Mr. LaRosa seconded the motion and the motion was unanimously approved by the Authority.

2014/15 WATER COST ANALYSIS - RATE REVIEW AND APPROVAL OF RATES FOR 2016

Upon a review by Senior Accountant, Ms. Koun Lim, the consensus of the Authority was to maintain current water rates for 2016.

CAPITAL PROJECTS & FACILITY UPGRADES RELATED TO OPERATIONAL NEEDS –

CENTRAL BOOSTER STATION PUMP REPLACEMENT –

Contract begun in March. Pumps have finally been delivered and are expected to be installed and made operational in August. The Central Booster Station basic contract with Eastern Environmental Contractors should be concluded shortly thereafter.

CENTRAL BOOSTER STATION VALVE CLOSURES –

Under the approved Change Order, Eastern Environmental Contractors will be installing altitude valves at the Teversall meter pit to help control flows and pressures of water moving back and forth between the Boro and the DTMA systems. This will help control wheeling costs.

FURLONG WATER SUPPLY –

The DTMA Engineer provided an update on this project explaining that he has sought contact with The Pavilion Engineer (Van Cleef) seeking updated info on the existing well, thought to be eventually placed in use for the now proposed Pavilion Development. The Engineer will also continue looking at other sites thought to be good sources within the Furlong area of Doylestown Township and will contact Del Val Consultants for evaluation of various well sites.

Since the DTMA's July meeting, the Authority Solicitor has spoken with the Pavilion Attorney (Ed Murphy) who stated the developer would be on board with creation of a public water system.

The Executive Director spoke with Temple Judea attorney (Gia Raffaelli) who indicated Temple Judea would be interested in receiving public water for the Temple.

NORTH WELL 3 & 4 UPGRADES –

Operations reported production in Well # 3 has improved since the new pump has been installed however the pump had been taken out of service while Buehler acid washed the NW # 4. Upon conclusion of the cleaning and good water tests, Well # 3, will be made operational while Well # 4 will receive a new pump system. The Engineer and operating staff will continue working together to improve production of the two wells.

NORTH WEST WELL # 1 –

The Authority, at its March 2015 meeting, approved the Engineer upgrading the pumping and electrical systems of the Northwest Well #1 station in order to meet permitted pumping volumes. The pump and motor have been replaced and tests show it has increased its production with less pump run time. The goal is to pump more water while staying within permitted limits and thus reduce the dependence on the North Penn Interconnect. The Engineer and operating staff are working together to improve production at the NWW # 1.

PEBBLE RIDGE/WOOD RIDGE WATER MAIN EXTENSIONS – LETTERS

Draft Letters - The consensus of the Authority was to direct Mr. John to send a letter to residents of the Pebble/Wood Ridge Developments regarding the potential to make public water available throughout said development. The letters prepared by the Executive Director would not include costs but would ask for resident response in the form of “yes” or “undecided.”

OTHER ITEMS -

PROJECT STATUS:

2014/15 Projects -

Autoland North - Project moving forward with demolition of former lumber yard. D&E agreements to be approved by Authority at August, 2015 meeting.

Bailey’s Square - Water utility completed and operational.

Carriage Hill - Water utility completed however buildings continue to be constructed with over 359 units sold. Expect another 104 units to be sold in 2015 out of a total 463 units. Tap in fees collected to date - \$718,421. 2015 fees collected to date - \$28,404.00.

Casa Bella Subdivision - Final Plan approved by Township on December 2, 2014. Four lots were created and public water to be installed. Anticipate construction to begin in 2015. Solicitor to begin Agreement preparation in August.

Cross Keys Water Service District - Arbonite agreed to get back on track with a \$1,600 per month payment until caught up. The Authority Solicitor is working on collecting the remaining two delinquencies.

Hidden Meadows - Development within New Britain Boro approved for 16 twin-home development. DTMA to provide water source and services. Anticipated to begin construction in 2015. Developer, Escrow and Professional Services agreement to be approved by DTMA at August 2015 meeting.

Town’s Edge - Preliminary Plan was approved by the Township on July 15, 2014 with one existing home to be renovated; one barn to be converted to a townhome and five new townhomes to be constructed. The Authority approved with conditions (SCE letter of 12.1.14) the water utility plan at its December, 2014 meeting. Solicitor working on agreements.

Pavilion at Furlong (York & Rogers Roads) - No further action at this time. Solicitor spoke with Pavillion attorney, Ed Murphy, and ascertained the developer would be interested in allowing the DTMA to take ownership of the water system and well site. They did point out, as of the second week of August 2015, the developer did not have an approved plan. This may change at the August 18, 2015 Board of Supervisors meeting.

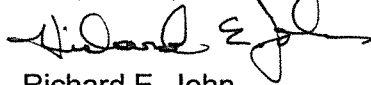
Silver Maple Farms - (Lower State Road at 202 Parkway) - Developer has constructed and occupied the commercial building and is preparing for construction of the ten residential units. This work is now underway.

Stone Barn Manor - One existing home to be restored, the barn to be converted to a home and seven new single family homes constructed. Site work started December, 2014. Precon meeting for water held 12.18.14. Water to be installed early 2015. The Authority conditionally approved (11.20.14) the water utility plan based on SCE 12.1.14 recommendation letter. D and E and professional agreements were approved in November, 2014. Water utility installed in Spring, 2015.

ANNOUNCEMENTS: The next meeting of the Doylestown Township Municipal Authority will be held on Thursday, September 17, 2015 starting at 4 pm.

ADJOURNMENT: There being no further business to come before the Authority, the Authority adjourned the meeting at 5:26 pm.

Respectfully submitted,



Richard E. John
Executive Director



9/17/2015

Date